

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, May 9, 2017

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	Absent
Commissioner Cathy Gealy	X	Trevor Kesner, Planner II	Absent
Commissioner Stephen Damron	X	Jace Hellman, Planner I	X
Commissioner #5	Vacant		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Chairman Young called the meeting to order at 6:00 pm.

Call to Order and Roll Call

1. CONSENT AGENDA

- Planning and Zoning Commission meeting minutes for April 25, 2017.
- 17-03-ZC (Rezone) and 17-01-S (Subdivision) - Caspian Subdivision: a request from DBTV Mason Creek Farms, LLC, for a zone change from Public to R-6 (Medium Density Residential) and preliminary plat approval to create a subdivision with 497 buildable Lots, and 68 common lots, over approximately 131.75 acres with an approximate density of 3.77 homes per acre. The site is located between Ten Mile and Linder Roads, on the north side of Lake Hazel Road, Meridian, Idaho. *-Findings of Fact and Conclusions of Law*

Commissioner Gealy motions to approve the consent agenda; Commissioner Hennis Seconds, all aye and motion carried 4-0.

2. NEW BUSINESS

- 17-05-DR** (Design Review) - O'Reilly Auto Enterprises, LLC seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a 7,453-square foot commercial building to house a new O'Reilly Auto Parts store, accompanying landscape, lighting and parking lot, within the Ensign Commercial Subdivision (Lot 6 Block 1).

Nick Heatherly: Chairman and commissioners my name is Nick Heatherly and I am here representing MR. Craig Schneider the architect of record, 1736 E Sunshine Suite 417 in Springfield, Missouri. I also have with me Mr. Mike Berg with Tate Consulting Engineers out of the Boise office and he will be available as well to answer any of the civil issues, site issues things like that you might have, if we have anything we need to discuss there. O'Reilly Automotive is please to bring to the City of Kuna a retail auto parts store. It is to be located in, I believe its lot 6 block 1 of the Ensign Subdivision. Access will be off of Meridian Rd, or State Highway 69, access will be through a 24-foot-wide cross access easement that actually lies along the northern property line. I believe that access easement is a part of lot 4 of that subdivision. All required parking has been provided, including the two-handicap spaces adjacent to the front entrance. Pedestrian access and connection is also provided via the extension of the side walk that lies in front of the store and it will be extended to the east to the sidewalk that will traverse along Meridian Rd. All of the roof mounted mechanical equipment is properly screened. The trash

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container is also enclosed with a masonry fence of materials of similar nature and color as that of the building. It is our understanding that all of other matters of the design have met or exceeded the design requirements for the City of Kuna, and we stand ready to try and answer any question you might have regarding our project.

C/Young: Okay, is there any questions for the applicant at this time. **C/Gealy:** I have no questions at this time.

C/Hennis: None at this time, thank you. **C/Young:** okay thank you and we will have staff come forward. **Jace Hellman:** Chairman, Commissioners for the record my name is Jace Hellman, Planner I for the City of Kuna 751 W 4th St. The application before you tonight is for a design review for 7453 SQ FT building, accompanying landscape, lighting and parking within the Ensign Subdivision. It is pretty much straight forward, there is no structures on this lot, the lot is ready for construction. Staff finds that the comprehensive land map identifies this project location as mixed use general and we feel it generally conforms to what we want to see in there in the future and the overall vision of the subdivision. Everything they have presented conforms with code. They have more than enough parking than what is required. They have their wall sign that turns out to meet code as well and if you have any questions on that. I will stand for any questions on specifics. **C/Gealy:** I have no questions. **C/Young:** Did sanitation the sanitation company, or fire department have any comments. **Jace Hellman:** So, with the design review we did not have send out for agency comments, so we did not have any feedback on that. **C/Young:** Okay. **C/Hennis:** The required parking, is that all taken care of in the one lot, that is in front of the entry portion, so the back is sort of overflow. **Jace Hellman:** Yeah, and they have the required percentage of handicap spots per total number of parking. **C/Hennis:** Okay, I don't have anything further. **C/Damron:** Are we sheet draining this, or are we putting sumps in? **C/Young:** for water drainage? **C/Damron:** Are we going to put sumps in or are we going to sheet drain this out to a collection point? **Wendy Howell:** That will have to be approved through the city engineer. **C/Damron:** Okay, I didn't see it hear, so I was kind of wondering what it was. **Wendy Howell:** I believe the applicant may have a more thorough answer: **Nick Heatherly:** It was my understanding that the development as a whole was addressing all of the drainage issues that would be on site, it wouldn't be a specific lot, it was going to be more of a regional type detention in a storm water, mason type facility. **C/Damron:** Okay so we will put in a basin to collect and send it off to wherever site they have on site. **Nick Heatherly:** That's a part of the development of the subdivision. **C/Young:** I think it is to the North, across the way. **C/Damron:** That little thing. I just wanted to make sure. **C/Young:** Okay is there any other questions for staff. **C/Hennis:** Not for staff, I have one additional question for the applicant, if I could. So, do you guys usually bring shipments in by large semi, or is it by smaller trucks? It seems like your loading, or unloading area is kind of hard to get in to. **Nick Heatherly:** I don't know exactly in this region what size vehicle will be used, again I've seen this before, they schedule their loads to be delivered at times basically where the store is not open to the general public at that time, so you really don't have parking issues, so the entire parking lot is typically open for those times that the trucks arrive. That's how they operate and the context of it being a little bit tight yeah, but without having accesses out to Meridian you don't really get a nice circle path. We are going to have to deal with, what I will call the alley type area in what will be the western side, it will be connected with the access pathway on the western side. **C/Hennis:** Okay, thank you. **C/Young:** Okay are there any other questions. **C/Hennis:** No, thank you. **C/Young:** Thank you. I guess that will bring up our discussion. For me looking, and starting with the elevations I think they have done a good job of breaking up the elevations parapets are changing, pilasters and things to help break up the elevations so, I don't have any issues with that and the varying materials as well. Landscape wise, I don't see any issues. **C/Hennis:** No the landscape looks good, I was a little concerned with trying to get a truck in here, but these truck drivers can do

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amazing things. No, it seems like they have enough out there towards the Meridian Road side. **C/Young:** Any other thoughts? **C/Damron:** on the signage, from the other developments are they going to put a two-pole sign in, or is this going to be a single sign for O'Reilly. Like we did with Ridley's down off there. **C/Young:** The only signage I see is on the building itself. **C/Hennis:** weren't they talking about a monument sign. **Jace Hellman:** So with the signage application that the only one they submitted is for their wall sign, but there is a big monument sign that is for Tractor Supply and Dollar Tree, and they would get a slot on that sign. **C/Hennis:** Okay Thank you. **C/Hennis:** That's the nice thing about O'Reilly's, they don't have a monster sign. So, it is always pleasant. **C/Damron:** The normal façade on the side of O'Reilly's is green right, this one looks red. **C/Hennis:** It varies by region, I think their canopy is green on this one it looks like, over the entry. On the store front. **C/Damron:** Yeah it does, and the windows and the doors and such, not that it is a big concern. **C/Hennis:** Yeah because Tractor Supply is red and Dollar Tree is green, it would work either. **C/Young:** Any other thoughts or questions. **C/Gealy:** I think I have a question for staff, and I didn't notice that J&M Sanitation and the Fire Department hadn't been noticed, because it's a design review, but sometimes they like to have input, more for access for emergency vehicles or for trash collection, will they have the opportunity to review the plans to make sure they are suitable for the equipment they might need to bring in. Or was that done with the whole development? **Wendy Howell:** Yes, it was done with the development, all of those details that you are referring to. The fire district will have to sign off on the building permit though. **C/Gealy:** The fire district will? **Wendy Howell:** Yes. **C/Gealy:** I mean looking at it, it doesn't look like J&M would have any trouble. **Wendy Howell:** What we are looking at it for is strictly for City Compliance. **C/Gealy:** Okay, Thank you. And sometimes we see samples of the materials like in this case the field rock. **C/Young:** I think they are down at the bottom Cathy. **C/Gealy:** and field Stucco. **C/Hennis:** There is a picture in here, but you can't tell. **C/Hennis:** I don't have any other issues. **C/Young:** Okay, so if there is nothing else.

Commissioner Hennis motions to approve Case No. 17-05-DR (Design Review) for O'Reilly Auto Enterprises with the conditions outlined in the staff report and testimony; Commissioner Gealy Seconds, all aye and motion carried 4-0.

3. COMMISSION DISCUSSION AND REPORTS

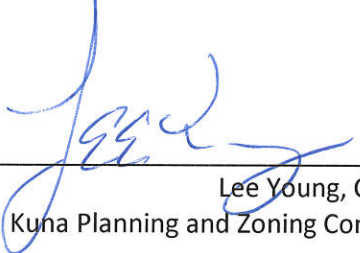
Introductions of John Laraway, our new Planning and Zoning Commissioner, and Jace Hellman, our new Planner I.

4. ADJOURNMENT

Commissioner Gealy motions to adjourn; Commissioner Hennis Seconds, all aye and motion carried 4-0.

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Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department